

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Christopher and Jeffrey Smitherman
725 West Street
Montevallo, Alabama 35115

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

20171002000358410
10/02/2017 03:37:40 PM
DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Five Thousand and 00/100 Dollars (\$5,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Larry W. Smitherman, a married man**, hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto **Christopher R. Smitherman and Jeffrey S. Smitherman**, hereinafter called "Grantees" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, to wit:

See attached Exhibit A

Note: This instrument was prepared without title search.

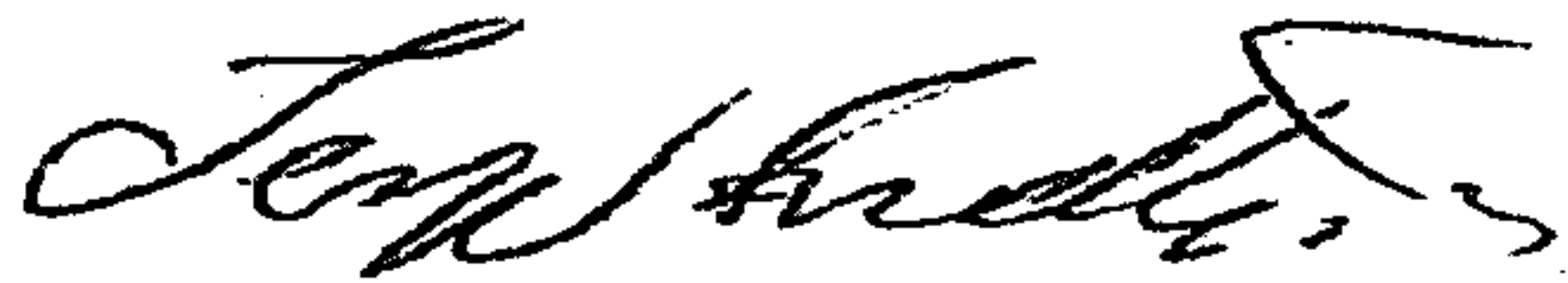
Note: This property is not homestead of the Grantor. Shelby County Property Tax Id. 36-1-12-0-001-009.000

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 25 day of April, 2017^{9th}
7

GRANTOR



(L.S.)

Larry W. Smitherman

STATE OF ALABAMA

)

ACKNOWLEDGMENT

)

COUNTY OF SHELBY

)

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that Larry W. Smitherman, whose names is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 25 day of April, 2016^{at}₇



NOTARY PUBLIC

My Commission Expires: 8/22/20

Exhibit A

20171002000358410 10/02/2017 03:37:40 PM DEEDS 3/4

From the northwest corner of Fractional Section 12, Township 24 North, Range 12 East, run south along the west boundary line of said Section 12 a distance of 495.0 feet to a point; thence continue to run south along the west boundary line 648.9 feet to a point; thence turn an angle to the left of 79 deg. 27 min. and run along a fence 251½ feet to the point of beginning of the land herein described and conveyed; thence run north and parallel with the west boundary line of said Section a distance of 363 feet to a point; thence run east 15 feet; thence run north and parallel with the west boundary line of said Section 12 a distance of 100.9 feet to the south line of the Eiland land; thence run in an easterly direction along the south line of said Eiland property a distance of 236½ feet to a point; thence run south and parallel with the west line of said Section 12 a distance of 463.9 feet to a point on a fence line; thence turn an angle of 79 deg. 27 min. to the right and run along said fence line ^{westerly} a distance of 251½ feet to the point of beginning.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Larry Smitherman
 Mailing Address 837 Co Rd 109
Montevallo AL 35115

Grantee's Name Chris/Jeff Smitherman
 Mailing Address 725 West St
Montevallo AL
35115

Property Address 36-1-12-0-001-009.000

Date of Sale 04/25/17
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 25000



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 10/02/2017 03:37:40 PM
 \$49.00 CHERRY
 20171002000358410

[Signature]

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other gift transfer

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 04/25/17

Unattested

(verified by)

Print Chris Smitherman

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one